

Attachment F
Coastal Development Permit



COUNTY OF SANTA BARBARA

Planning and Development

LAND USE PERMIT NO: 25CDP-00003

Project Name: PUBLIC PROJECT ACCOUNT FOR COUNTY OF SANTA BARBARA REAL PROPERTY - EASEMENT ABANDONMENT
Project Address: 2545 GOLDEN GATE AVE, SUMMERLAND, CA 93067
A.P.N.: 005-201-012, 005-202-005, 005-204-044 **Zone:** 7-R-1

Project Description Summary: The project is a request for a follow-on Coastal Development Permit to Case No. 24GOV-00004, and consists of an abandonment of County-owned Right-of-Way (ROW) and transfer of fee ownership, to the adjacent property owners located within the Summerland Community Plan Area, including the following transfer of:

4,589.07 square feet to APN 005-201-012 (2545 Golden Gate Avenue) - See Attachment 1 for full legal description
1,775.26 square feet to APN 005-201-012 (2545 Golden Gate Avenue) - See Attachment 2 for full legal description
2,905.59 square feet adjacent to APN 005-202-005 (2542 Banner Avenue) - See Attachment 3 for full legal description
2,901.82 square feet adjacent to APN 005-204-044 (2554 Banner Avenue) - See Attachment 4 for full legal description. A full project description and project specific conditions are included as Attachment A.

Associated Case Numbers: 24GOV-00004, 25CDP-00003

Assigned Planner: Henry Wakamiya, wakamiyah@countyofsb.org, (805)568-3017

Owner/Applicant Acknowledgment: Undersigned agrees to abide by all conditions and terms thereof.

	James Cleary	April 1, 2025
Owner/Applicant Signature	Print Name	Date

Permit Approval: This permit is hereby approved in compliance with the required findings for approval and subject to the attached conditions.

	Henry Wakamiya	April 1, 2025
Decision Maker (or designee) Signature	Print Name	Date

Appeals: This approval may be appealed to the County Planning Commission by the applicant, owner, or any aggrieved person. Appeals must be submitted online at <https://aca-prod.accela.com/sbco/Default.aspx> and all applicable fees paid, on or before 4/11/2025.

Work Prohibited Prior to Permit Issuance: No work, development, or use authorized pursuant to this permit shall commence prior to issuance of this permit and any other required permit (e.g., building permit).

Permit Issuance: This permit may only be issued on or after the effective date, which is the day following the close of the appeal period, provided an appeal is not filed, or if appealed, following the date of final action on the appeal, provided that the permit is approved (LUDC Section 35.82.020). This permit shall also not be issued until all prior to issuance conditions have been satisfied.

Planner Signature

Issuance Date

Issuance Stamp

Permit Expiration: This permit shall remain valid only as long as compliance with all applicable requirements of LUDC and the permit continues, including the conditions of approval (Attachment A). Additionally:

1. The approval of this permit shall expire 12 months from the effective date unless the permit is either issued within the applicable period or a valid application for a Time Extension is submitted prior to the expiration of this 12-month period and is subsequently approved (LUDC Section 35.82.110).
2. This permit shall expire two years from the date of issuance unless the use and/or structure for which the permit was issued has been lawfully established or commenced in compliance with the issued permit or an application for a Time Extension is submitted prior to the expiration of this two-year period and is subsequently approved (LUDC Section 35.82.110).

PUBLIC PROJECT ACCOUNT FOR COUNTY OF SANTA BARBARA REAL PROPERTY - EASEMENT ABANDONMENT

25CDP-00003

Page A - 1

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, and all conditions of approval set forth below, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for a follow-on Coastal Development Permit to Case No. 24GOV-00004, and consists of an abandonment of County-owned Right-of-Way (ROW) and transfer of fee ownership, to the adjacent property owners located within the Summerland Community Plan Area, including the following transfer of:

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2,901.82 square feet adjacent to APN 005-204-044 (2554 Banner Avenue) - See Attachment 4 for full legal description

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

County Rules and Regulations

2. **Rules-23 Processing Fees Required:** Prior to issuance of Coastal Development Permit, the Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
3. **Rules-37 Time Extensions-All Projects:** The Applicant may request a time extension prior to the expiration of the permit. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

Other

4. **Special-01:** Approval of the Board of Supervisors for the proposed abandonment and transfer of fee ownership for portions of County-owned Right-of-Way (ROW) to the adjacent property owners shall be obtained prior to issuance of this Coastal Development Permit.

PLAN REQUIREMENTS: The adjacent property owners requesting acquisition of the County ROW described in Condition No. 1 (Project Description), shall enter into agreements with the County for the acquisition of portions of County-owned ROW. Upon execution of the agreements by all parties, the resolution shall be recorded with the County Clerk-Recorder.

TIMING AND MONITORING: The requirements of this condition shall be completed prior to Coastal Development Permit issuance.